



# NOTICE OF FINAL DECISION CITY OF REDMOND

**FILE NUMBER(S):** PPL-01-002 **PERMIT TYPE(S):** III and V

**PROJECT NAME:** Perrigo Heights Preliminary Plat and Sensitive Areas Exception

**PROPONENT:** CamWest, Attention: John Harkness, 9720 NE 120<sup>th</sup> Place, Suite No. 100, Kirkland, WA 98034

**PROJECT DESCRIPTION:** Final Perrigo Heights Preliminary Plat approval and Sensitive Areas Exception approval, PPL-01-002 and Final SEPA Determination of Non-Significance, for a proposal involving the subdivision of approximately twenty acres into lots for 36 single-family residential dwellings. Lots generally average between 5,000 and 7,000 square feet. Proposal includes construction of related infrastructure including, but not limited to: roads, sidewalks, stormwater facilities, sewer lines, water lines, landscaping, a hiking trail, clearing and grading, and related mitigation. The proposal further includes a sewer line across a regulated, Type IV, steep slope.

**PROJECT LOCATION:** East of 97<sup>th</sup> Way between 174<sup>th</sup> and 175<sup>th</sup> Courts NE, Redmond, Washington. Parcel Number 0720000-2001.

**SITE ADDRESS (IF APPLICABLE):** N/A.

**SIZE OF SUBJECT AREA IN ACRES:** 20.4 Acres **SIZE IN SQUARE FEET:** 888,624 sq. ft.

**APPLICATION DATE:** 10/22/2001

**NOTICE OF COMPLETENESS DATE:** 11/20/2001

**IS PROJECT CONSISTENT WITH COMPREHENSIVE PLAN?** Yes

**FINAL SEPA THRESHOLD DETERMINATION:** Determination of Non-Significance (DNS)

**DECISION ISSUED:** Approval with Conditions for both the Preliminary Plat and the Sensitive Areas Exception

**DECISION DATE:** Preliminary Plat – June 7, 2004 and Sensitive Areas Exception – November 16, 2004.

**DECIDED BY:** Redmond Hearing Examiner (Preliminary Plat) and Redmond City Council (Sensitive Areas Exception)

This application has been found to be in conformance with all applicable policies and regulations of the Redmond Community Development Guide. The decisions of the City Council on this application are the final decisions of the City. This Notice of Final Decision is issued pursuant to RCDG 20F.30.40-100 and RCDG 20F.30.50-100, which provides that after the conclusion of the appeal period, or the resolution of a filed appeal for a Type III and V process project approvals, this Notice of Final Decision shall be issued. Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

For more information, the staff contact for this project, Geoffrey Thomas, may be reached at [gthomas@redmond.gov](mailto:gthomas@redmond.gov) or at 425.556.2445. The City of Redmond Planning Department, Permit Center, is located at 15670 NE 85<sup>th</sup> Street, P.O. Box 97010, Redmond, WA 98073-9710.

**Date of Notice** **January 21, 2005**